

Pine Woods Campground, by the Wisconsin Department of Natural Resources; maintenance of the special regional outdoor recreation site, Old World Wisconsin, by the Department and by the State Historical Society of Wisconsin; and the maintenance of two other major parks, Wirth and New Berlin Hills Golf Course, by the City of Brookfield and City of New Berlin, respectively.

The plan also recommends the provision of a 200-mile system of recreation trails within the County, providing opportunities for such activities as bicycling, hiking, nature study, and cross-country skiing. Of the recommended trail system, about 146 miles, or about 73 percent, would be provided by Waukesha County and about 54 miles, or 27 percent, by the Wisconsin Department of Natural Resources. Thirty-six miles of the recommended County trail system and 45 miles of the recommended State trail system were constructed by 1996.

The plan recommends the development of access facilities to provide the public with opportunities for water-related recreation activities such as motor boating, waterskiing, fishing, and canoeing on major lakes and rivers in the County. The plan recommends that the Wisconsin Department of Natural Resources acquire land for, and develop, public boat access sites on Crooked Lake, Moose Lake, North Lake, Spring Lake, Upper Nashotah Lake, and Waterville Pond; develop a boat-access facility on State-owned land on Hunters Lake and on Lake Keesus; provide additional car-trailer parking facilities at Beaver Lake and Okauchee Lake; and consider the provision of an access site on Lower Nashotah Lake. The plan further recommends that the Department of Natural Resources provide a Fox River canoe-access site at the Vernon Marsh Wildlife Area and that Waukesha County provide canoe-access sites along the Fox River at Fox Bend and Fox River parks.

Park and Open Space Plan Implementation

Responsibility for implementation of the park and open space plan rests primarily with the Wisconsin Department of Natural Resources and Waukesha County. Under the plan, the Department of Natural Resources would be responsible for the maintenance of existing State-owned recreation and open space sites in the County, the acquisition of certain lands for resource preservation purposes, the acquisition and development of portions of the proposed area-wide recreational trail system in the County, and the acquisition and development of boat and canoe access sites. Total land acquisition and facility

development costs for the Department under the plan buildout conditions approximate \$23.9 million.

Under the plan, Waukesha County would be responsible for the acquisition and development of major parks, the acquisition of open space lands for resource preservation purposes, the acquisition and development of portions of the proposed area-wide recreational trail system in the County, and the provision of canoe access sites along the Fox River. Total acquisition and facility development costs for the County under the plan buildout conditions approximate \$52.8 million. A substantial portion of this total cost may be offset by State and Federal recreation and open space grant program funds, land dedications, donations, and revenues generated by existing parks and recreational facilities.

Under the plan, part of the responsibility for open space acquisition is assigned to local units of government and nonprofit conservation organizations in accordance with previously adopted local plans. In addition, local government acquisition of certain open space sites which, based upon their small size, are more properly considered to be of local, rather than countywide, significance is also recommended. Total open space acquisition costs for local units of government under the plan buildout conditions approximate \$28.8 million. Open space acquisition costs for nonprofit conservation organizations approximate \$5.2 million. These costs may also be offset by State and Federal recreation and open space grant program funds.

Park and open space acquisition and development recommended to be undertaken by Waukesha County through the year 2010 would approximate \$25 million. Spread over 15 years, from 1996 through the year 2010, the average annual capital outlay required by the County would approximate \$1.67 million. This compares to the average annual capital outlay of \$1.69 million designated for park and open space acquisition and development for the years 1996 through 2000 in the current County capital improvement program.

PLAN ADOPTION

The preparation of the Waukesha County development plan was undertaken in accordance with Section 59.97(3) of the Wisconsin Statutes which authorizes and governs the preparation of such plans. Section 59.97(3) specifies the territory which may be included in a county development plan, indicates the permissible scope and content of such

plans, and establishes public hearing and plan adoption procedures.

In accordance with Section 59.97(3), the county zoning agency, that is, the Waukesha County Park and Planning Commission, should hold a public hearing on the proposed development plan. After approval of that plan, the Park and Planning Commission should submit the plan to the County Board of Supervisors for approval and adoption. The County Board should adopt the plan by ordinance pursuant to Section 59.97(3). By so doing, Waukesha County may be able to use as a basis for subdivision plat approval the provisions of Section 236(1) of the Wisconsin Statutes, which require that, in order to be approved, a subdivision must be found to be in compliance with any municipal, town, or county ordinance. Upon adoption of the County development plan by ordinance, the normal provisions of ordinance publication would apply.

While the County development plan set forth in this report applies directly to the thirteen civil towns which comprise the unincorporated territory of the County, it is also intended to provide guidance to the incorporated cities and villages which were involved in the planning process. Upon adoption by the County Board, the plan should be certified by the County clerk to the clerks of each of the thirteen civil towns. While not required by Statute, endorsement of the County development plan by the civil towns is desirable and should be sought.

The plan should also be transmitted to the cities and villages in Waukesha County. Endorsement by the cities and villages would be desirable and should also be sought. Transmittal of the plan to cities and villages is not intended to meet a statutory requirement; rather, it is intended for informational purposes, providing a basis for the common understanding and general support of the land use, housing, transportation, and recreation objectives of the plan.

MONITORING AND UPDATING THE PLAN

In view of the anticipated continued rapid growth and development of the County, provision should be made for the periodic review and reevaluation of the plan to ensure that it continues to properly reflect changing conditions and any changes in county and local development objectives. In this respect it is recommended that the implementation status of the

plan be reviewed annually and that a reevaluation, update, and revision, as appropriate, of the plan be conducted every five years. It is recommended that Waukesha County provide requisite funding for the recommended annual review and five-year update of the plan.

Adoption of the County development plan will also require the revision of the County agricultural preservation plan adopted by the Waukesha County Board in 1984. Under Chapter 91 of the Wisconsin Statutes, county agricultural preservation plans, plans which facilitate participation by farmland owners in the Wisconsin Farmland Preservation tax-credit program, must be consistent with the any county development plan prepared under Section 59.97(3). As indicated in Chapter IX of this report, the Waukesha County development plan incorporates a set of criteria for the identification of prime agricultural lands substantially different from the criteria utilized in the 1984 County agricultural preservation plan. Accordingly, following adoption of the County development plan, Waukesha County should revise the existing County agricultural preservation plan to achieve consistency with the new development plan, meeting all of the requirements pertaining to the preparation of county agricultural preservation plans set forth in Chapter 91 of the Wisconsin Statutes.

CONCLUDING REMARKS

The development plan for Waukesha County presented in this report represents the first county development plan, prepared under the provisions of Section 59.97(3) of the Wisconsin Statutes, in the seven-county Southeastern Wisconsin Region. The plan provides the County and the thirteen civil towns in the County a basis for cooperative decision-making in their efforts to guide urban and rural development within the County through the year 2010 and beyond. Consistent application of the plan will assure the orderly growth of urban development areas; the maintenance of rural character in rural development areas; the preservation of the remaining prime agricultural lands for agricultural use; the preservation of environmentally sensitive areas, including, most importantly, the primary environmental corridors; the provision of a balanced housing stock as warranted by the wide range of employment opportunities provided within the County; and the efficient and effective provision of transportation facilities, parks, and other public facilities and services.

